

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 6, 2014



RP14-01: proposed Replat of Lots 45-48 in Block 5 of Riverstone Subdivision – Phase 1

SIZE AND LOCATION: 4.132 acres of land adjoining the northeast side of Riverstone Drive, approximately 1,230 feet to 1,685 feet northwest from its intersection with F.M. 1179

EXISTING LAND USE: single-family home, three vacant lots

ZONING: not applicable – subject properties are located in the City of Bryan's extraterritorial jurisdiction (ETJ)

APPLICANT(S): Dean Schieffer of 1179 Joint Venture 1, LP and David Carrabba

AGENT: Michael Hester P.E. of Hester Engineering Company

STAFF CONTACT: Martin Zimmermann, Planning Administrator



BACKGROUND AND RECOMMENDATION:

The property owners, David Schieffer and David Carrabba, wish to reconfigure four lots, specifically Lots 45-48 in Block 5 of the Riverstone Subdivision – Phase 1, into three new, larger lots (proposed Lots 45R, 46R, and 48R). The three new lots are proposed to be around 1.3 to 1.4 acres in size.

The subject properties are located in the City of Bryan's ETJ and currently only Lot 48 is occupied by a single-family residence. The remaining three lots are vacant at this time. No new public infrastructure is required in conjunction with this proposed replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.